

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION CALVIN M. GRIMES, JR.
DISPOSITION PARCEL A-5-1
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Calvin M. Grimes, Jr. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel A-5-1 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Calvin M. Grimes, Jr. be and hereby is tentatively designated as Redeveloper of Disposition Parcel A-5-1 in the Washington Park Urban Renewal Area subject to:

- a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel A-5-1 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

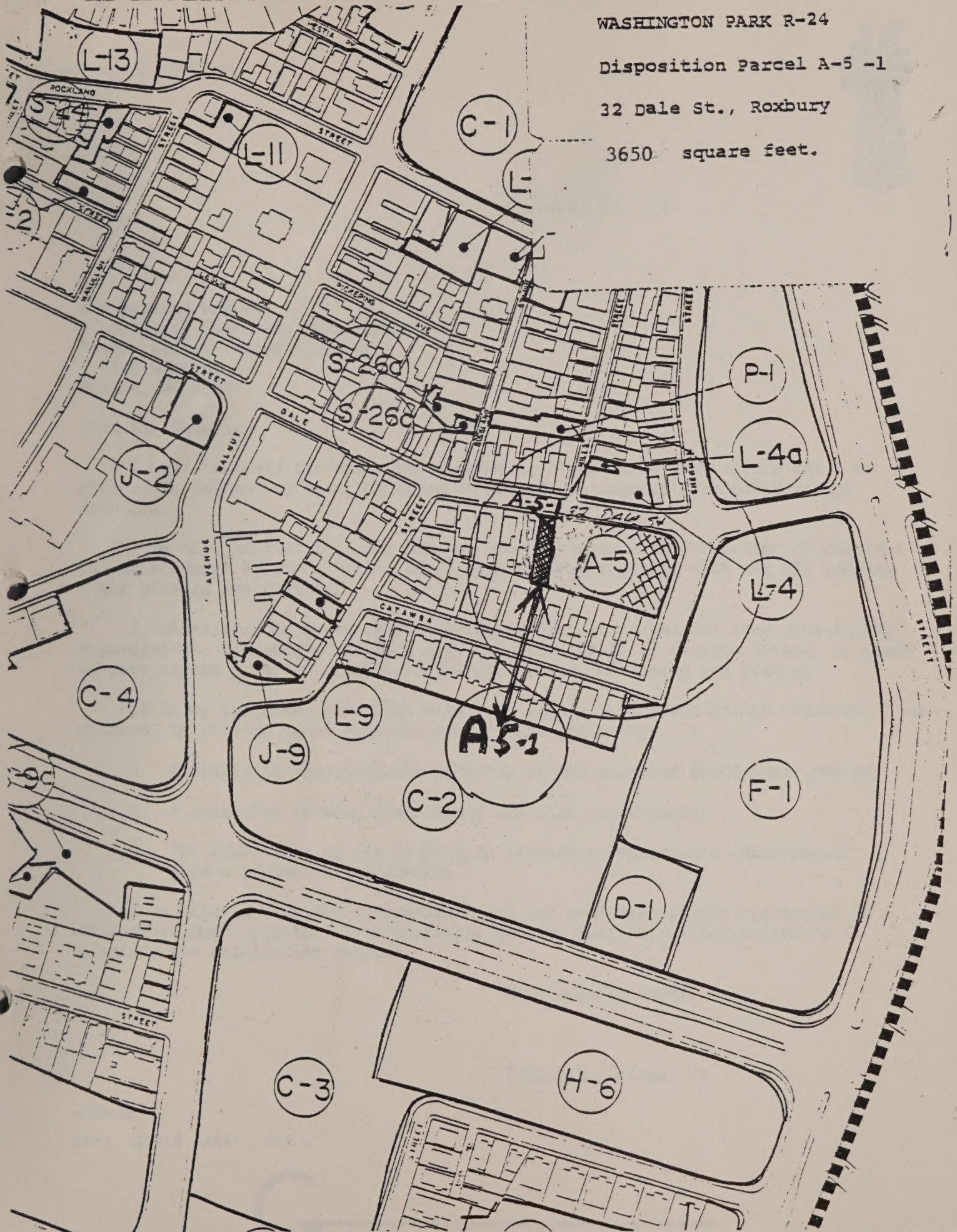
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

WASHINGTON PARK R-24

Disposition Parcel A-5 -1

32 Dale St., Roxbury

3650 square feet.



Calvin M. Grimes, Jr.
PRESIDENT



December 29, 1981

Mr. Richard Garver
Director of Community Development
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Garver:

I have reviewed the most recent drawings prepared by your agency and I am pleased to inform you of my decision to accept your agency's proposed design solution.

I am also pleased that the BRA has moved forward with the intent to consider the development of parcel A-5-1 and I hope to work together with the BRA towards final planned development.

I, therefore, am quite interested in receiving designation from your agency regarding the property at 34 Dale Street, which abbutts 29 Catawba Street, as shown on your recent plan, to be re-used for open space, gardening and parking.

It is my expressed hope that with your agency's proposed design solution, I am prepared to provide after such designation the following:

1. A certified survey of the property of the proposed development parcel.
2. A site plan showing landscaping and site improvements.
3. The indication of the ability to finance proposed site improvements from a financial institution.

I am pleased with the co-operation you and your agency have offered me in this development effort. I am available for any further meeting necessary to finalize the designation process.

Respectfully yours,

Calvin M. Grimes, Jr.

CMG:av

Bcc: David Baker, BRA ✓

G

July 3, 1980

David Baker, Project Director
Washington Park Urban Renewal Project
Boston Redevelopment Authority
Boston, MA

Dear Mr. Baker:

We, the Undersigned, acknowledge and encourage the efforts by Mr. Calvin Grimes to physically improve the vacant lot abutting the properties at 38 Dale Street and 35 Catawba Street.

We have seen and reviewed the plans of Mr. Grimes's extended use and agree that such plans will be an improvement and benefit to the residents of Dale Street, Catawba Street and the surrounding residential community.

NAME

ADDRESS

Jack S. Boden

38 Dale Street
Roxbury, Ma.

James Ballard

35 Catawba Street
Roxbury, MA.

Calvin M. Grimes, Jr.
PRESIDENT



April 29, 1981

Mr. Richard Garver
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA 02201

Dear Mr. Garver:

Thank you for meeting with us regarding the redevelopment of the land at parcel A-5 32, 34 Dale Street, Roxbury, Mass. A follow-up meeting was held with Richard Cruz of Pasadena Construction Company, a potential redeveloper of a portion of the A-5 parcel, in regards to the Pasadena redevelopment proposal.

As indicated in the attached scheme, the land requested in the Grimes proposal represents the necessary land needed for a pathway, parking, landscaping and gardening. The land requested in the Pasadena construction proposal abuts the Grimes proposal and at this time the land use indication is in no conflict with the initial twenty-two (22) unit residential proposal.

It is therefore our request that tentative designation be considered for that portion of the A-5 parcel identified by the design scheme. After tentative designation I agree to provide a certified survey of the land in question for final designation.

Thank you for your cooperation in this matter.

Sincerely yours,

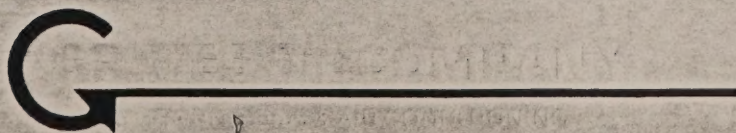
A handwritten signature in cursive script that reads "Calvin M. Grimes, Jr.".

Calvin M. Grimes, Jr.
President

CMG:av

Enc.

cc: Robert Ryan
David Baker
Reggie Johnson



PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Calvin M. Grimes, Jr.
- b. Address and ZIP Code of Redeveloper: 29 Catawba St., Roxbury, Mass. 02119
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from
- the Boston Redevelopment Authority
(Name of Local Public Agency)
- Washington Park Urban Renewal Area (Close out status)
in _____
(Name of Urban Renewal or Redevelopment Project Area)
- Boston (Roxbury) Massachusetts 02119
in the City of _____, State of _____,
is described as follows²

DISPOSITION PARCEL A-5-1

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Redeveloper is an individual:
- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)
4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: ---
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: ---

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock! ---
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. ---
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. ---
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. ---
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. ---

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.) *Not to be developed for residential structure.*

Redevelopment intent is for off street parking & landscaping.

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in this Item 8 and in Items 5 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 0
- b. Cost per dwelling unit of any residential redevelopment. \$ 0
- c. Total cost of any residential rehabilitation \$ 0
- d. Cost per dwelling unit of any residential rehabilitation \$ 0
- e. Cost of purchase of land \$1,000
- 2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
Not applicable	---	---

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Land will be developed for the parking of four (4) residential type automobiles with the appropriate landscaping

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Calvin M. Grimes Jr.
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 11/10/80 Dated: _____
Calvin M. Grimes Jr. _____
Signature Signature

Abbuter _____
Title Title

29 Catawba Street - Roxbury, MA _____
Address and ZIP Code Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Calvin M. Grimes Jr.
- b. Address and ZIP Code of Redeveloper: 29 Catawba Street
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

the Boston Redevelopment Authority

(Name of Local Public Agency)

in Washington Park Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Roxbury (Boston), State of Massachusetts 02119,

is described as follows:

DISPOSITION PARCEL A-5-1

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of See attached bank statement, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Redeveloper will use own funds from savings

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

Not applicable

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

Not applicable

7. Names and addresses of bank references:

Unity Bank & Trust - Ted Wilkins, President

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Currently, the redeveloper has made an investment of \$30,000. to the abutting property in an effort to rehabilitate the property at 29 Catawba Street. Money is currently set aside to complete the planned renovation and begin and complete the proposed improvement to property identified in this request as described in item 2 of this disclosure statement.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work. name of such employee, name and address of employer, title of position, and brief description of work:

Redeveloper has never been an employee in a supervisory capacity for construction contractor or builder.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

Individual has not been the redeveloper or a stockholder officer, director or trustee in other federally aided urban renewal projects under title I.

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Not applicable

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

Not applicable

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 0.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

All work will be constructed by a contractor other than the redeveloper.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Calvin M. Grimes Jr.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 11/10/80

Calvin M. Grimes Jr.
Signature

Abbuter

Title

29 Catawba Street, Roxbury, MA

Address and ZIP Code

Dated: _____

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

UNITY BANK

November 21, 1980

Boston Redevelopment Authority
Mr. David Baker
City Hall Annex, Room 900
Boston, Ma. 02109

Gentlemen:

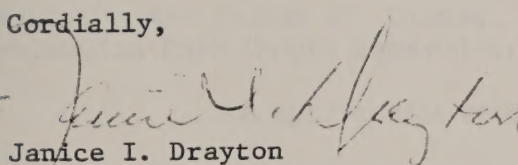
By way of this letter, Unity Bank & Trust Company is pleased to introduce Mr. Kern Grimes, President of Grimes Oil Co., Inc.

Mr. Grimes will purchase the property located at 29 Catawba Street, Roxbury, Ma. 02119 for \$1,000 and \$2,500 will enable Mr. Grimes to make site improvements such as grading, drainage, paving and planting.

Grimes Oil Co., Inc. is well respected in our community and has maintained an excellent banking relationship for the past ten years with Unity Bank. Because of our close banking relationship, we are able to state that the company is financially stable. We of course would not hesitate to provide financial assistance when Grimes Oil requests our commercial banking services. You will find the Grimes Oil Co., Inc. favorably listed by the respective trade rating services.

Any courtesy you show Mr. Grimes will be greatly appreciated.

Cordially,



Janice I. Drayton
Assistant Treasurer

c.c. K. Grimes

MEMORANDUM

March 4, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK RENEWAL AREA MASS. R-24
DISPOSITION PARCEL A-5-1
TENTATIVE DESIGNATION OF REDEVELOPER

Early 1980, Mr. Calvin M. Grimes, Jr., purchased a home at 29 Catawba Street, Roxbury and has completed extensive renovations.

Mr. Grimes has written the Boston Redevelopment Authority requesting to purchase BRA-owned vacant land to the rear of said 29 Catawba Street for the purpose of doing landscaping improvements and providing residential off-street parking for his use. This vacant land is abutting 38 Dale Street and is next to Disposition Parcel A-5, which is a parcel tentatively designated to Pasadena Construction Co., Inc., for the development of 22 units of low - moderate income housing. Mr. Grimes is willing to subdivide parcel A-5 at his expense to create a small Disposition Parcel (A-5-1) of approximately 3,650 square feet located at the far end of Parcel A-5 next to 38 Dale Street.

The abutters of the proposed Parcel A-5-1 and Tentative Redeveloper of Parcel A-5, Richard Cruz of Pasadena Construction Co., have written the Authority supporting Mr. Grimes' plans to improve this vacant land.

It is therefore recommended that the Authority tentatively designate Mr. Calvin M. Grimes, Jr., as Redeveloper of Parcel A-5-1 in the Washington Park Urban Renewal Area.

An appropriate resolution is attached.

